

- ☒ City Council
- ☐ Redevelopment Successor Agency
- ☐ Community Services District
- ☐ Fire District
- ☐ Library Board
- ☐ Financing Authority
- ☐ Housing Authority



City Council Meeting Agenda Report

Subject: The Murrieta Hills Project
Date: November 16, 2021
Prepared by: Jarrett Ramaiya, City Planner
Reviewed by: David Chantarangsu, Director of Development Services
Approved by: Ivan Holler, Assistant City Manager
Kim Summers, City Manager

RECOMMENDATION

1) Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2014-031045) FOR THE MURRIETA HILLS PROJECT LOCATED ON APPROXIMATELY 972 ACRES WEST OF I-215, SOUTH OF KELLER ROAD, IMMEDIATELY NORTH OF THE GREER RANCH COMMUNITY, ABUTTING THE CITIES OF MENIFEE TO THE NORTH AND WILDOMAR TO THE WEST, IN THE COUNTY OF RIVERSIDE, CALIFORNIA including Findings of Fact and Statement of Overriding Considerations and adoption of the Mitigation Monitoring & Reporting Program pursuant to the California Environmental Quality Act ("CEQA") Guidelines (see Attachments R1, 5d, and 6); and

2) Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 012-3165 LOCATED ON APPROXIMATELY 972 ACRES WEST OF I-215, SOUTH OF KELLER ROAD, IMMEDIATELY NORTH OF THE GREER RANCH COMMUNITY, ABUTTING THE CITIES OF MENIFEE TO THE NORTH AND WILDOMAR TO THE WEST, AND ON APPROXIMATELY 187 ACRES OF LAND LOCATED IMMEDIATELY SOUTH OF THE MURRIETA HILLS SPECIFIC PLAN PROJECT AREA OWNED BY THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, ("RCA") IN THE COUNTY OF RIVERSIDE, CALIFORNIA that proposes to change the current Riverside County Land Use Designations of Rural Mountainous ("RM"), Rural Community-Estate Density Residential ("RC-EDR") and Rural Community - Low Density Residential ("RC-LDR") to City of Murrieta General Plan Land Use Designations of Single Family Residential, Mixed-Use, Community Commercial and Parks and Open Space and designate McElwain Road on the Murrieta Circulation Element from Keller Road to the southern terminus of the Murrieta Hills Project site (see Attachment R2); and

3) Introduce for first reading, an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT 2018-1631 LOCATED ON APPROXIMATELY 972 ACRES WEST OF I-215, SOUTH OF KELLER ROAD, IMMEDIATELY NORTH OF THE GREER RANCH COMMUNITY, ABUTTING THE CITIES OF MENIFEE TO THE NORTH AND WILDOMAR TO THE WEST, IN THE COUNTY OF RIVERSIDE, CALIFORNIA., a contractual agreement between the City of Murrieta and the Applicant, Pulte/BP Murrieta Hills LLC, that relates to the timing and conditions of approval regarding the Murrieta Hills Project (see Attachment O1); and

4) Introduce for first reading, an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 012-3164 LOCATED ON APPROXIMATELY 972 ACRES WEST OF I-215, SOUTH OF KELLER ROAD, IMMEDIATELY NORTH OF THE GREER RANCH COMMUNITY, ABUTTING THE CITIES OF



MENIFEE TO THE NORTH AND WILDOMAR TO THE WEST, MURRIETA, CALIFORNIA, the Murrieta Hills Specific Plan Amendment proposes a maximum of 750 dwelling units, approximately 18 acres of commercial uses, 12 acres of mixed use development that includes a maximum of 228 dwelling units, a 4.6 acre public park, approximately 9 acres of pocket parks, a 2.7 acre HOA community center, 40 acres of linear natural open space and approximately 615 acres of natural open space that will be dedicated to the Western Riverside County Regional Conservation Authority ("RCA") (see Attachment O2); and

5) Introduce for first reading, an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING CHANGE OF ZONE 013-3312 LOCATED ON APPROXIMATELY 972 ACRES WEST OF I-215, SOUTH OF KELLER ROAD, IMMEDIATELY NORTH OF THE GREER RANCH COMMUNITY, ABUTTING THE CITIES OF MENIFEE TO THE NORTH AND WILDOMAR TO THE WEST, AND ON APPROXIMATELY 187 ACRES OF LAND LOCATED IMMEDIATELY SOUTH OF THE MURRIETA HILLS SPECIFIC PLAN PROJECT AREA OWNED BY THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY, (RCA) IN THE COUNTY OF RIVERSIDE, CALIFORNIA from the current County of Riverside zoning designation of Rural Residential (RR) and to pre-zone the Specific Plan Project Area and RCA property into City of Murrieta zoning designations of: Single Family Residential ("SF-2"), Estate Residential ("ER-3") Mixed Use ("MU") Community Commercial ("CC") and Open Space ("OS") (see Attachment O3); and

6) Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING TENTATIVE TRACT 35853 LOCATED ON APPROXIMATELY 972 ACRES WEST OF I-215, SOUTH OF KELLER ROAD, IMMEDIATELY NORTH OF THE GREER RANCH COMMUNITY, ABUTTING THE CITIES OF MENIFEE TO THE NORTH AND WILDOMAR TO THE WEST, MURRIETA, CALIFORNIA that proposes a total of 562 lots including: 522 single family lots; 1 mixed use lot; 1 commercial lot; 1 public park lot; 11 HOA park lots; 17 water quality lots and 9 open space lots, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and City regulations as set forth in the Resolution of Approval (see Attachment R3).

PRIOR ACTION/VOTE

On April 28, 2021, the Planning Commission opened the public hearing and continued the above referenced applications to the May 12, 2021, Planning Commission meeting to allow for a hybrid public hearing in which members of the public could provide testimony in person or virtually (Vote 5-0).

On May 12, 2021, the Planning Commission held a six-hour public hearing and after hearing testimony from those in favor, those in opposition and those voicing a neutral position, as well as considering written comments submitted in advance of the hearing, the Commission recommended approval to City Council the above referenced applications that constitute the Murrieta Hills Project (Vote: 5-0) (see Attachment 10). The Planning Commission identified and directed staff to follow-up on the following four subject areas prior to the City Council public hearing:

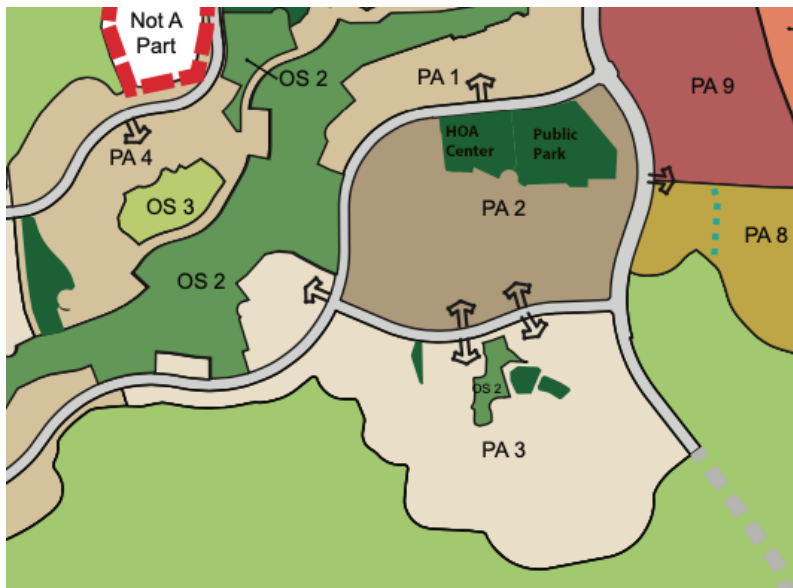
- 1) Additional consultations with the Pechanga Tribe regarding cultural resources;
- 2) Conversion of the proposed 4.6-acre neighborhood park into a public park;
- 3) Provision of a staging or parking area within the Project if RCA is ultimately able to support potential future recreational uses within Open Space 1, the future RCA property; and
- 4) The addition of a condition of approval that specifies that the Project will not be gated and that all roads will remain public roads in perpetuity.

With regards to the first subject, since the May 12 Planning Commission public hearing, City staff and



representatives from the Pechanga Tribe have met in-person numerous times, and conducted follow-up phone conferences and a site visit to the property to further discuss the Murrieta Hills Project. Based on those discussions the Project has been revised to increase the amount of open space to further ensure protection of cultural resources. Several of the cultural resource mitigation measures have also been revised based on discussions with the Tribe and these revisions are included in the MMRP (see Attachment 5.d.).

With respect to the second item, the 4.6-acre neighborhood park is now proposed as a public park and the Murrieta Community Services District (CSD) will maintain the park. The CSD has prepared conditions of approval that are included in the Tract conditions of approval (see Attachment R3.a.). The location of the public park is illustrated below:



With respect to the third item, the Specific Plan has been revised to include a parking and staging area within PA 9, the commercial planning area located at the Southeast corner of Keller Road and McElwain Road, for future potential recreational uses within the proposed RCA property, OS 1. The Specific Plan has been revised to include the following language:

Upon transfer of Open Space 1 (OS1) to the Regional Conservation Authority (RCA), and in the event the RCA determines, in its sole and absolute discretion, to allow public access and use of Open Space (OS 1) for recreational purposes, then concurrent with the submittal of the first development application for Planning Area 9, (the commercial planning area), a designated parking and staging area for trail users will be designated on the development plans and included within the development application(s). The designated parking places will be joint use spaces and will be counted towards meeting the overall parking requirements for development within PA 9. The Commercial Property Management team/Master Lessor shall evaluate the continued usefulness of the parking and staging area every five (5) years following construction, and recommendations for modifications, including reduction or elimination of the parking and staging area for trail usage, which shall be reviewed and approved by the City Planner or designee and shall include a review fee based on the City Fee Ordinance, Zoning, Project Information Letter category.

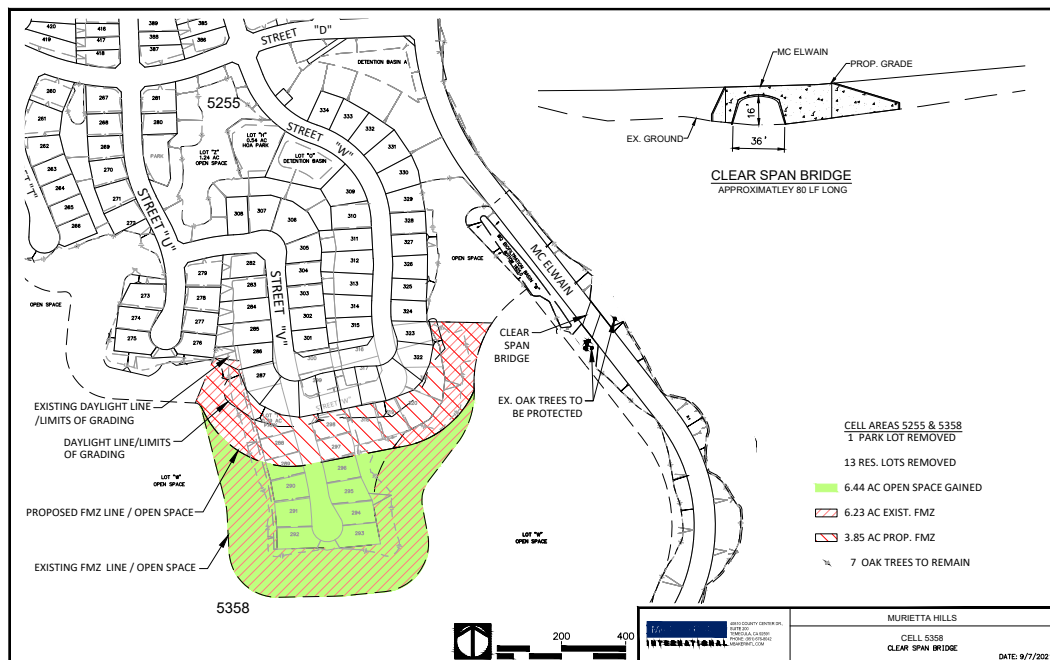
With respect to the fourth item, a condition of approval has been added to the Specific Plan (see Attachment 2) and the Tentative Tract Map that prohibits gated communities within the Murrieta Hills Project area and prohibits the future conversion of any publicly dedicated road to private streets as stated below:



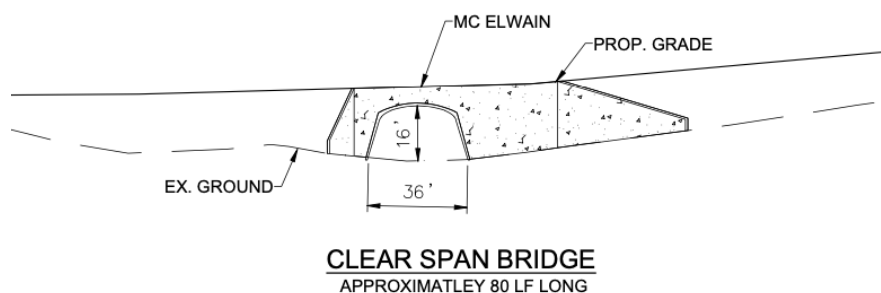
Page 4, The Murrieta Hills Project

All roads within the Murrieta Hills Specific Plan shall remain public roads in perpetuity. No private roads are allowed and at no time shall any roads be gated.

In addition to the four subject areas described above, a revision has been made to the Murrieta Hills project in response to the US Fish and Wildlife Service and the California Department of Fish and Wildlife. Specifically, PA 3 has been revised as shown on the exhibit below. These revisions include the reduction of 13 residential lots and 1 park lot from PA 3 that equates to the addition of 6.44 acres of open space.

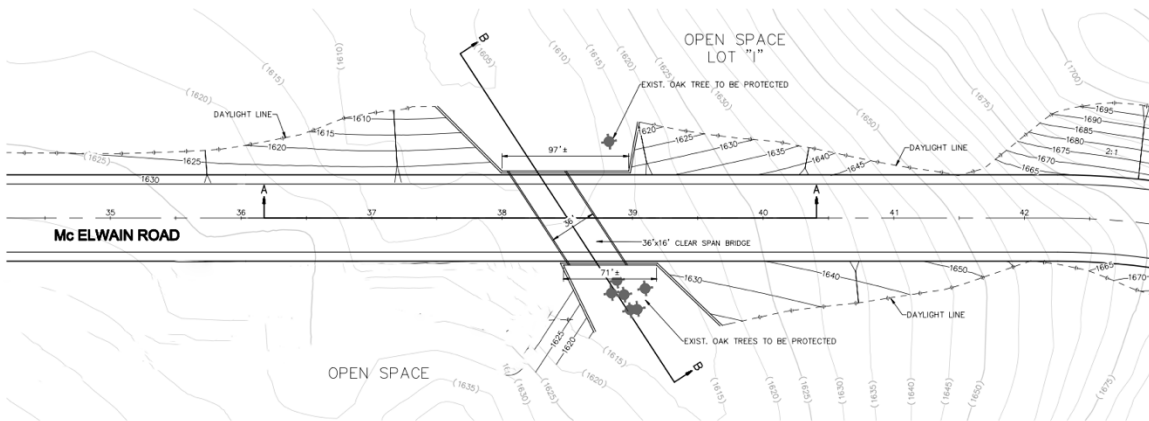


Additionally, a revision has been made to McElwain Road. Originally, two box culverts were planned to provide drainage and wildlife movement under McElwain Road. The revised plans call for a clear span bridge measuring 16 feet tall, 36 feet wide and 80 feet long as shown on the exhibits below.





The clear span bridge will provide for wildlife movement under McElwain Road to an existing culvert at I-215 that traverses under the freeway. A further benefit of the clear span bridge is that 7 large oak trees that were planned for removal will now be retained as shown on the exhibit below.



CITY COUNCIL GOAL

Plan, program and create infrastructure development.

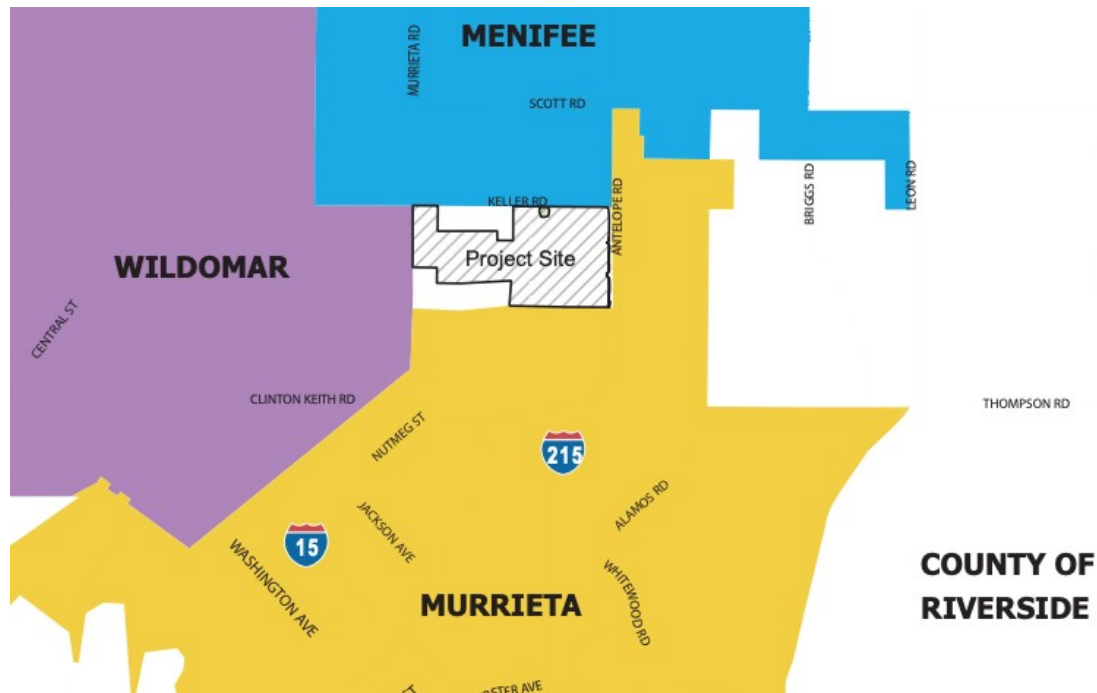
BACKGROUND

Application Types: General Plan Amendment (012-3165)
Specific Plan Amendment (012-3164)
Change of Zone (013-3312)
Tentative Tract Map 35853
Development Agreement 2018-1631

Applicant/Property Owner:

Pulte/BP Murrieta Hills LLC

Project Location: The 972 acre Project is located west of I-215; south of Keller Road; immediately north of the Greer Ranch community; abutting the cities of Menifee to the north, Wildomar to the west and Murrieta to the south and east (see Attachment 1).



Site General Plan/Zoning: The Project site is currently within the County of Riverside and includes General Plan designations of Rural Mountainous (RM), 10-acre minimum lot size, Rural Community - Low Density Residential (RC-LDR), 1/2-acre minimum lot size and Rural Community - Estate Density (RC-EDR), 2-acre lot size. The zoning on the property is currently Rural - Residential (RR), ½ - acre minimum lot size.

Adjacent Zoning/Land Use:

North: City of Meniffee Zoning: RR-2 (2-acre minimum lot size), RR-1/2 (1/2-acre minimum lot size) and EDC-SG (Economic Development Corridor-Southern Gateway); Scattered single family homes;

South: Greer Ranch Development: SP 2, Open Space and Rural-Residential Zoning;

East: City of Murrieta Office Research Park Zoning; and

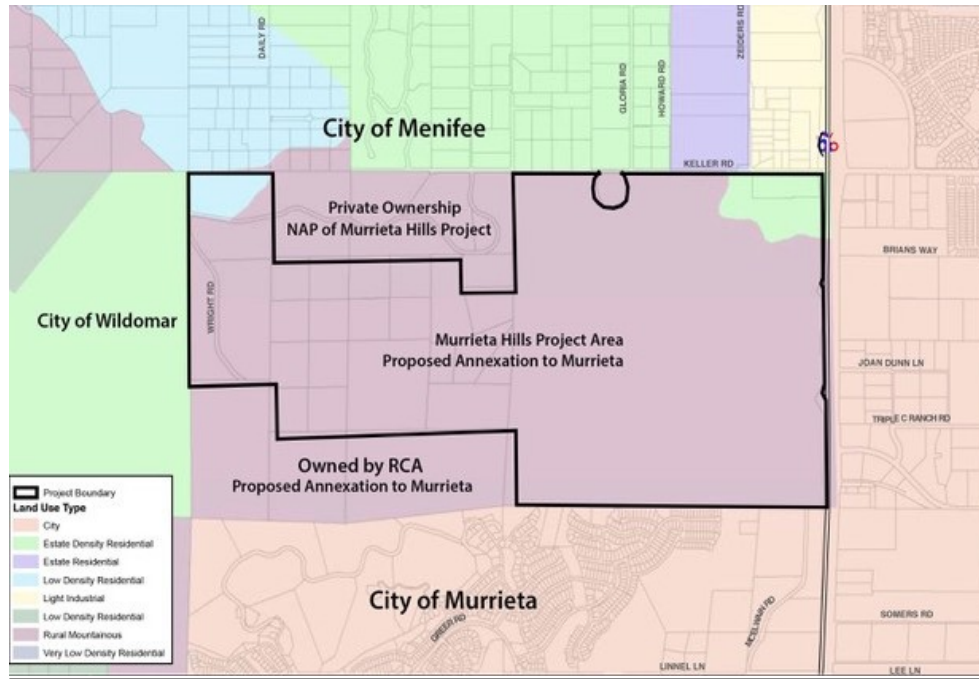
West: City of Wildomar Zoning; Estate Density Residential (2-acre minimum lot size) and RT (Mobilehome Subdivision zoning (The Farm Specific Plan)

Project Area

As seen on the exhibit on the next page, there are two areas adjacent to the project site that are not a part of the Murrieta Hills Project. The area southwest of the project site is owned by the RCA and, while not a part of the Murrieta Hills Specific Plan, will be included in the Murrieta Hills General Plan Amendment (see Attachment R2.a.) and the Zone Change (see Attachment O3) and will be part of the Local Agency Formation Commission (LAFCO) sphere of influence amendment and annexation. The area northwest of the Project site labeled as Private Ownership, is not a part of the Murrieta Hills Specific Plan, nor will it be included in the LAFCO sphere of influence amendment and annexation. That area contains approximately 130 acres that was subdivided several years ago that are owned by several different landowners. This area is very steep, vacant and is designated Rural - Mountainous, 10-acre minimum lot size, on the Riverside County General Plan. The Project Applicant met with some of the landowner's years ago with the hope of including this acreage within the SP and annexation, however the landowners were not



interested in joining the Murrieta Hills Project at that time.



The original Murrieta Hills Specific Plan (MHSP) was approved by the City of Murrieta in March 1995. That project, SPM-4, included 1,585 dwelling units, 184-acre memorial park, 10-acre elementary school site, 10-acre commercial site and approximately 359 acres of open space. The MHSP included an application for annexation into the City of Murrieta. Also included was a Conditional Use Permit for the development and operation of the Rose Hills Memorial Park. Although the MHSP was approved by the City, the Applicant, at the time, chose not to pursue annexation through LAFCO and the property remained within unincorporated Riverside County. The original specific plan land use plan is illustrated below.

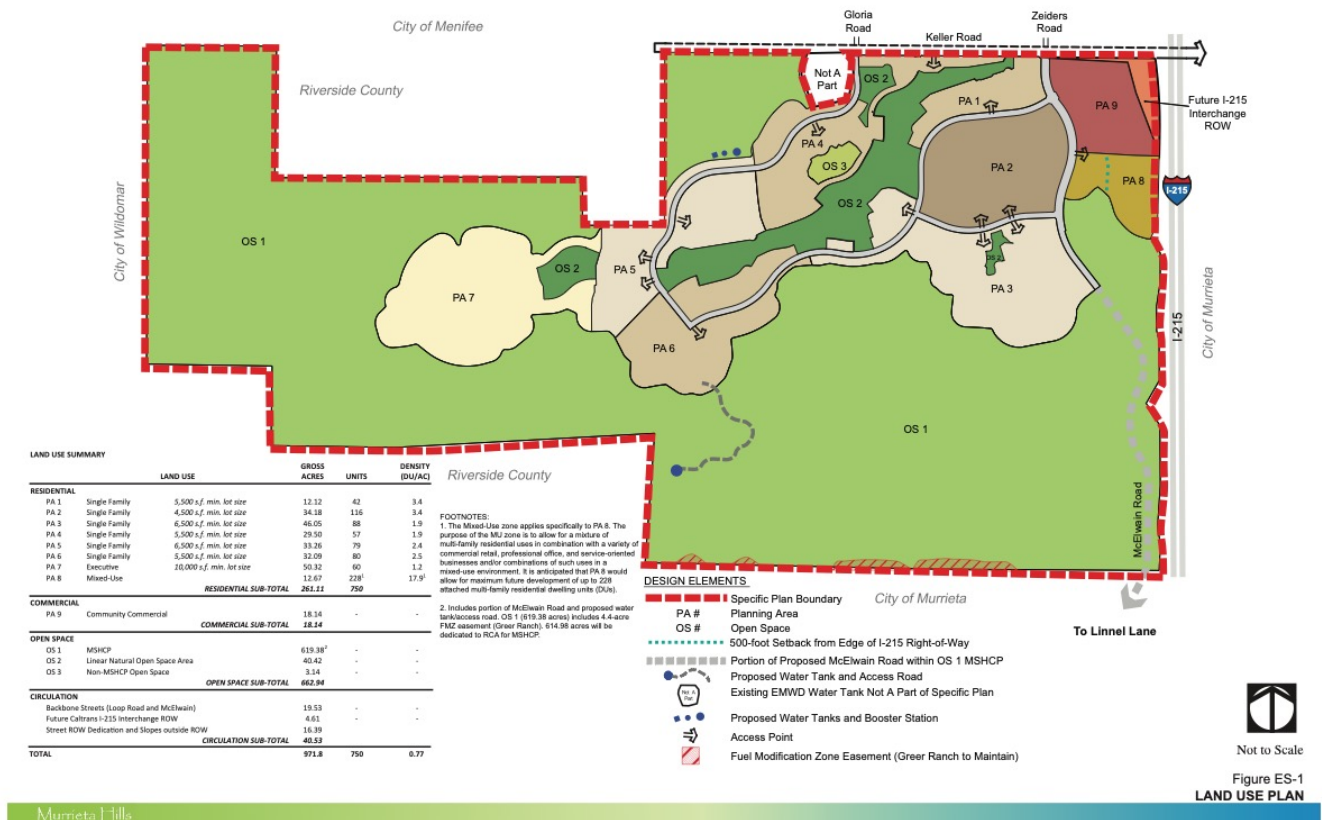




However, due to the economic downturn and market conditions, the proposed amendment was withdrawn.

The current SPA and associated applications were submitted to the City in 2014. The proposed SPA reduces the total number of residential units from 1,585 to 750, increases the amount of preserved and open space areas from 359 acres to approximately 663 acres and changes the development concepts and land use mix. In addition, the current project includes construction of an extension of McElwain Road to connect Keller Road with Linnel Lane to provide additional access. The Project also provides on-site right of way for the future Keller Road Interchange.

The proposed SPA land use plan is illustrated below (and as show in Attachment 8):



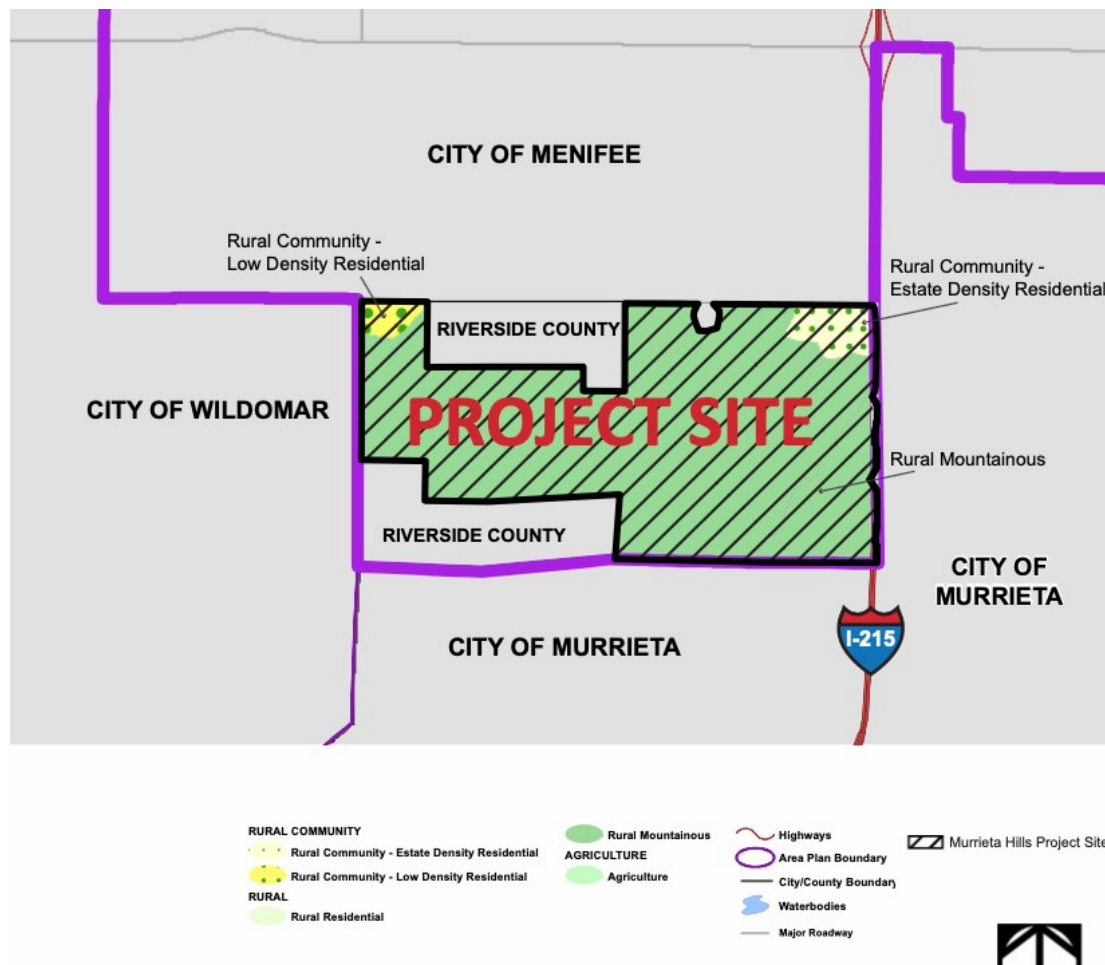
The proposed SPA includes a total of nine planning areas, seven of which include planned single-family homes (Planning Areas 1-7), one-18-acre commercial planning area (Planning Area 9) and one mixed-use planning area (Planning Area 8). A total of 522 single-family homes with minimum lot sizes ranging from ranging from 4,500 square feet to 10,000 square feet are proposed along with a mixed-use planning area (Planning Area 8) that could include a maximum of 228 multi-family residential units, commercial or office land uses. The Project includes three Open Space Planning areas that total approximately 663 acres of open space including approximately 615 acres of natural open space that will be dedicated, in fee, to the RCA. Project development is planned over three phases and total buildout is anticipated to take ten years (see Attachment O2.a.).

To implement the Project, the applicant has applied for the above referenced applications that are described in more detail below:

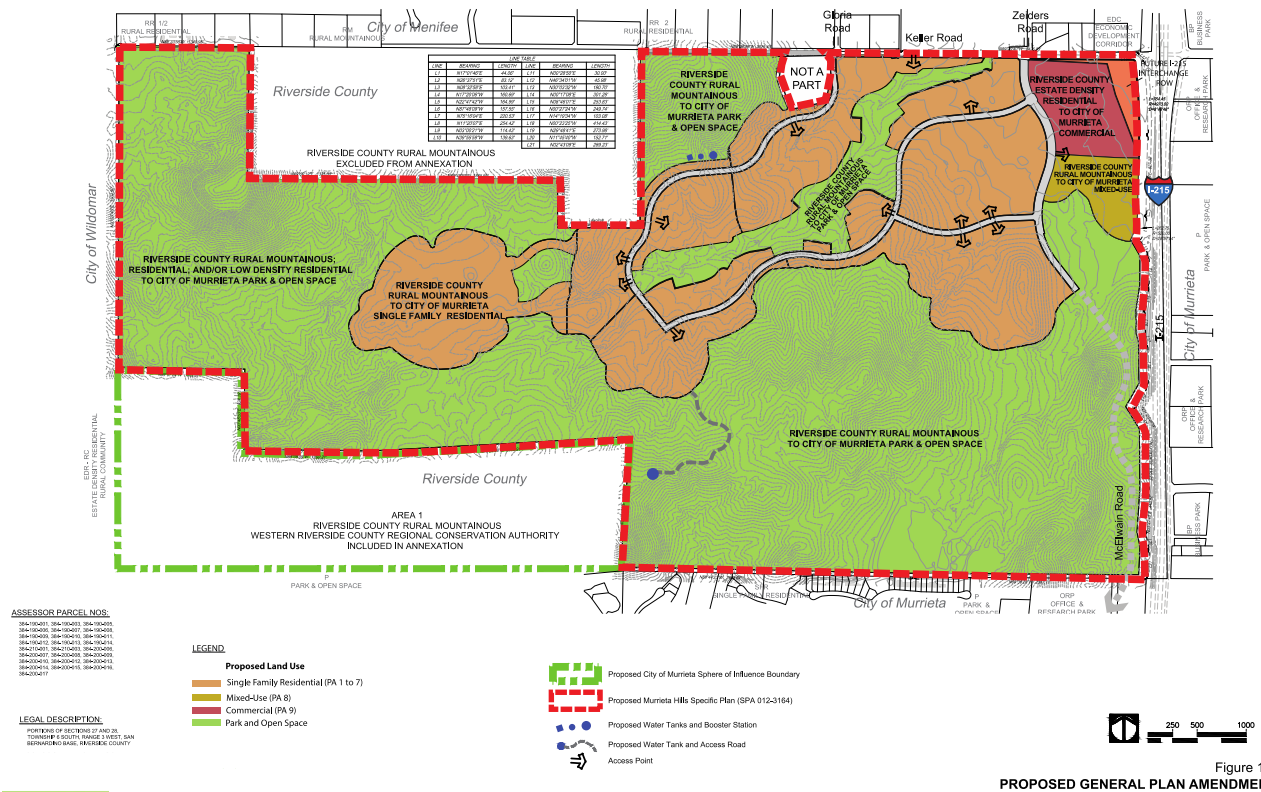


General Plan Amendment (GPA) 012-3165

The existing Riverside County general plan designations include Rural Mountainous, 10-acre minimum lot size, Rural Community-Estate Density Residential, 2-acre minimum lot size and Rural Community, Low Density Residential, ½ acre minimum lot size as illustrated on this exhibit:



The GPA proposes to replace the County of Riverside general plan land use designations with City of Murrieta land use designations that are consistent with the SPA land use plan (see exhibit below). The 7 single-family residential planning areas will have general plan designations of Single-Family Residential, while the mixed-use planning area will have a Mixed-Use designation and the Commercial planning area will be designated Commercial. The three open space planning areas will be designated Parks and Open Space, consistent with the planned uses, as shown on the following page:



The GPA also includes a modification of the Circulation Element that covers the portion of McElwain Road that traverses the Murrieta Hills Project from Keller Road and continues off-site to Linnel Lane. The GPA will also change the general plan designation on the aforementioned RCA property to Parks and Open Space, once the annexation process is complete (see Attachment R2.a.).

Specific Plan Amendment 012-3164

As stated previously, Specific Plan Amendment (SPA) 012-3164 is an amendment to the MHSP that was previously approved by the City of Murrieta in April 1995. The proposed SPA reduces the total number of dwelling units by 835 dwelling units from 1,585 dwelling units to 750 dwelling units, eliminates development from the southerly and westerly portions of the site and increases the amount of natural open space to be preserved through the MSHCP. Additionally, the SPA eliminates the proposed extension of Keller Road through the property and realigns the extension of McElwain Road to the west from Keller Road to Linnel Lane. The following table illustrates the Land Use and Acreage Summary of the proposed SPA.



**Table E-1
Land Use and Acreage Summary**

<i>Land Use</i>	<i>Approximate Acreage</i>	<i>Maximum Number of Residential Dwelling Units</i>
Residential¹		
Single-Family (Planning Areas PA 1 to 6)	187.20	462
Executive Single-Family (Planning Area PA 7)	50.32	60
Mixed-Use (Planning Area PA 8) ²	12.67	228
Subtotal	250.19	750
Commercial		
Neighborhood Commercial	18.14	--
Subtotal	18.14	--
Open Space		
Open Space 1: MSHCP ³	619.38	--
Open Space 2: Linear Natural Open Space	40.42	--
Open Space 3: Non-MSHCP Open Space	3.14	--
Subtotal	662.94	--
Circulation and Utilities		
Backbone Streets (Loop Road and McElwain Road) ⁴	19.53	--
Future Caltrans I-215 Interchange Right-of-Way (ROW)	4.61	--
Street ROW Dedication/Slopes Outside of ROW	16.31	--
Subtotal	40.53	--
TOTAL	971.8	750

¹ Acreage of proposed Residential land uses (250.19 acres) includes 4.6 acres of proposed public parks and 10.9 acres of proposed HOA parks/Community Center.

² Mixed-Use development allows for a mixture of neighborhood commercial and multi-family residential land uses. A maximum of 228 future residential dwelling units may be developed within PA 8. All future development within PA 8 will be subject to additional discretionary review by the City (i.e., Development Plan) at the time when a specific development proposal is made.

³ Includes a portion of McElwain Road and access road/water tank within MSHCP Open Space. The 619.38 acres includes a 4.4-acre Fuel Modification Zone (FMZ) easement (to be maintained by Greer Ranch HOA). The remaining 614.98 acres will be dedicated to the Resource Conservation Area for MSHCP preservation.

⁴ Excludes a portion of McElwain Road within MSHCP Open Space.

As seen on the Table, the SPA includes seven residential planning areas (PA 1-7) comprising approximately 250 acres, a mixed-use planning area, PA 8, that comprises approximately 12 acres and a neighborhood commercial planning area (PA 9) that comprises approximately 18 acres. The SPA proposes three open space classifications as follows: Open Space 1 includes approximately 619 acres of open space of which 615 acres will be dedicated to the RCA and 4.4 acres will be dedicated to the Greer Ranch HOA; Open Space 2 includes approximately 40 acres of linear natural open space that will be dedicated to and managed by the Murrieta Hills Homeowners Association (HOA); Open Space 3 includes approximately 3.14 acres that will be dedicated and managed by the Murrieta Hills HOA. In addition, the SPA includes approximately 19.53 acres for backbone streets, 4.61 acres that will be dedicated for the future Keller Road/I-215 interchange and approximately 16.31 acres for slopes outside of the right of way.

The SPA also proposes a 4.6-acre public park that conceptually includes restroom facilities, softball/baseball diamond, multi-purpose field, half-court basketball courts, tot lots, picnic area, parking, and turf areas. The final design and amenities of the park will be determined by the CSD in conjunction with the Project Applicant. Additionally, a 2.76-acre HOA community center will include restroom facilities, multi-use pool and spa, children's splash pad, tot lots, picnic area, turf area and an ornamental garden. In addition, the specific plan includes 11, HOA pocket parks that will offer a variety of recreational opportunities for future residents of Murrieta Hills.



An exhibit of the proposed Specific Plan Land Use Plan is shown on page 9 (Figure ES-1). An artist's rendering of the completed Murrieta Hills Project looking from west to east is illustrated below:



The Specific Plan text includes 8 chapters described as follows:

Chapter 1: Introduction

This chapter includes the scope of development, location, planning context, specific plan organization, legal context, general plan consistency and legal description of the property.

Chapter 2: Existing Conditions

This chapter provides the project setting and site characteristics, existing infrastructure and services.

Chapter 3: Land Use

This chapter includes the land use approach taken, land use descriptions, planning area descriptions and concept development.

Chapter 4: Recreation and Open Space

This chapter describes the recreation and open space master plan, lands that will be dedicated to the Regional Conservation Authority (RCA), the linear natural open space areas, the environmentally sensitive area, HOA neighborhood public park, HOA community center, HOA pocket parks, water quality basins and open space trails.

Chapter 5: Circulation

This chapter provides the circulation concept for the project, the backbone circulation plan, and the circulation development standards.

Chapter 6: Utility Infrastructure and Public Facilities

This chapter addresses drainage, water, sewer and public facilities for the project.

Chapter 7: Design Guidelines

This chapter addresses the architectural guidelines for the project and includes landscape design



guidelines and guidelines for development of the mixed-use planning area.

Chapter 8: Implementation/Administration

This chapter addresses entitlements and approvals, specific plan phasing, public improvement financing and specific plan administration.

The specific plan text also includes as appendices the following documents:

Water Supply Assessment prepared by Eastern Municipal Water District (EMWD) dated September 10, 2018; Development Design Conditions for Water and Sewer by EMWD; and the Murrieta Hills Fire Protection Technical Report prepared by Dudek and Associates dated August 2019. A complete copy of the Specific Plan, including the above referenced appendices is found in Attachment 2.

Change of Zone 013-3312

Change of Zone 013-3312 proposes a change of zone from the existing Rural Residential (RR) zoning within Riverside County to zoning classifications of Single-Family Residential 2 (SF-2), Estate Residential 3 (ER-3), Mixed Use (MU), Community Commercial (CC) and Open Space consistent with the City of Murrieta development code. The Change of Zone will also change the zoning on the aforementioned RCA property to Open Space once the annexation process is complete (see Attachment O3.a.).

Tentative Tract 35853

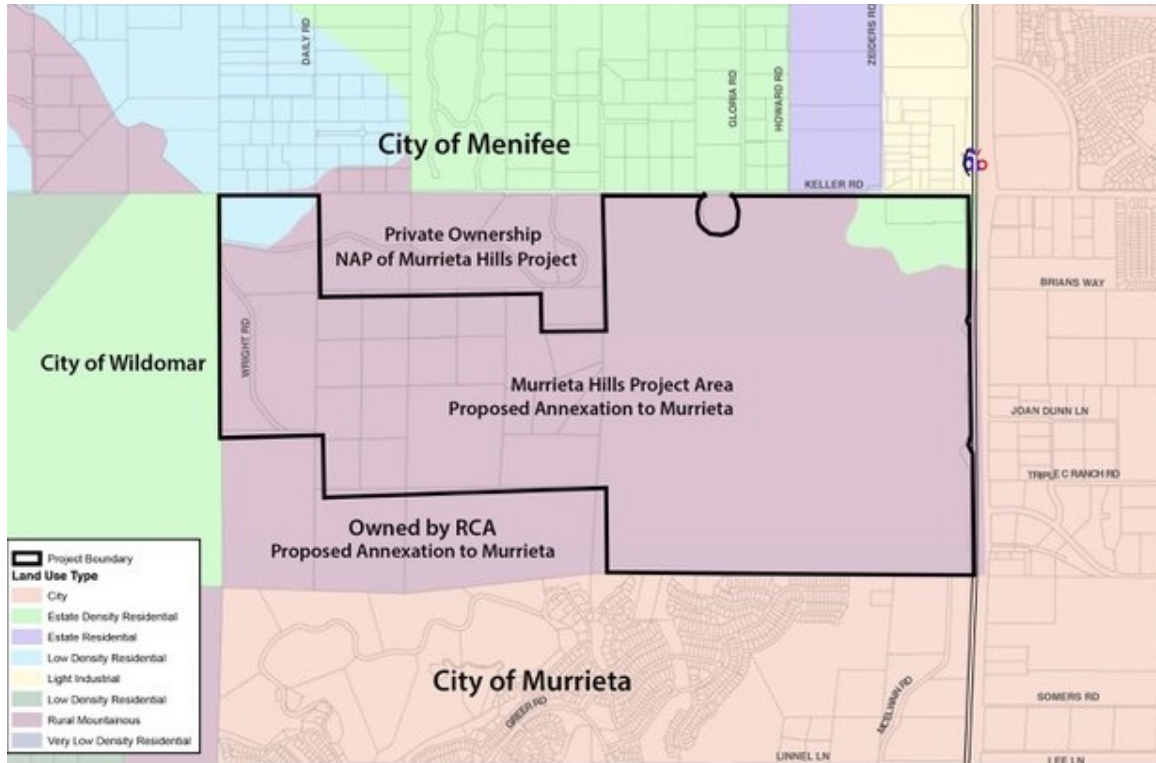
Tentative Tract Map (TTM) 35853 proposes the subdivision of the 972-acre site into 562 lots that include 522 single-family lots, 1 mixed-use lot, 1 commercial lot, 1 public park lot, 11 HOA park lots, 17 water quality lots and 9 open space lots (see Attachment 7). Earthwork is anticipated to consist of 2.5 million cubic yards of cut and 2.5 million cubic yards of fill that will result in a balanced grading operation.

Development Agreement 2018-1631

A development agreement is a legal agreement between a city and developer and is governed by state law. State Law (Government Code 65865) allows local agencies to enter into contractual agreements relating to the intensity, timing and conditions of development of real properties. Chapter 16.54.020 of the Murrieta Development Code allows for the City to enter into a development agreement for development projects including the Murrieta Hills project. A copy of the proposed Development Agreement (DA) is included as Attachment No. 4 to this staff report. The DA between the City and Pulte/Benchmark Pacific provides vested rights for the Project over a 10-year period. The benefit to the City is that the Project provides a high-quality development that produces jobs and provides a variety of housing types that will improve the City's housing balance. The Project also dedicates rights-of-way necessary for the future Keller Road/I-215 Interchange, and provides a critical new circulation link that will connect Keller Road to Linnel Lane. Furthermore, approximately 615 acres of natural open space will be dedicated in fee title to the RCA for permanent open space.



LAFCO ANNEXATION



As illustrated on the above exhibit, the area southwest of the project site is owned by the RCA and is included in the sphere-of-influence amendment and proposed annexation into the City of Murrieta. The RCA property is also part of the proposed GPA and Change of Zone. The proposed General Plan designation for the RCA property is Open Space, and the proposed zoning is Open Space.

As previously stated in the staff report, the 130-acre area northwest of the Project site is privately owned and is not included in the LAFCO sphere of influence amendment and annexation proposals. Although the Project Applicant conducted outreach and met with those landowners with the goal of including all properties into the annexation, the landowners were not interested in joining in either the Murrieta Hills planning effort or the proposed sphere of influence amendment and annexation process.

The LAFCO process follows the Planning Commission and City Council public hearings. Annexation to the City is required prior to any development on the site. Staff has conditioned the SPA, TTM and the DA along with all related and accompanying applications to only become effective upon completion and finalization of the project's LAFCO sphere of influence amendment and annexation process (see Attachments O1, O2 and R3.a.).

Zoning / General Plan Consistency:

The Murrieta General Plan 2035 adopted on July 19, 2011, serves as the blueprint for future development and growth in the City of Murrieta. Table 1.7-1 within the specific plan provides a summary of consistency between the SPA and the Murrieta General Plan.

To summarize, the MHSP is consistent with the following General Plan Elements' goals and policies most relevant to the Murrieta Hills Project: Land Use, Circulation, Infrastructure, Health Community, Conservation, Recreation and Open Space, Noise, Safety and Housing. A complete analysis of the Projects' General Plan Consistency with the Murrieta General Plan is contained in Table 1.7-1 in the SP document.



The project site is currently zoned Rural Residential (Riverside County Zoning). The proposed zoning within the City of Murrieta includes the following proposed zoning designations that are in conformance with the proposed specific plan and are illustrated on the exhibit below: Single-Family Residential 2 (SF-2), Estate Residential 3 (ER-3), Mixed-Use (MU), Community Commercial (CC), Open Space 1, 2 and 3, (OS 1, 2, 3).

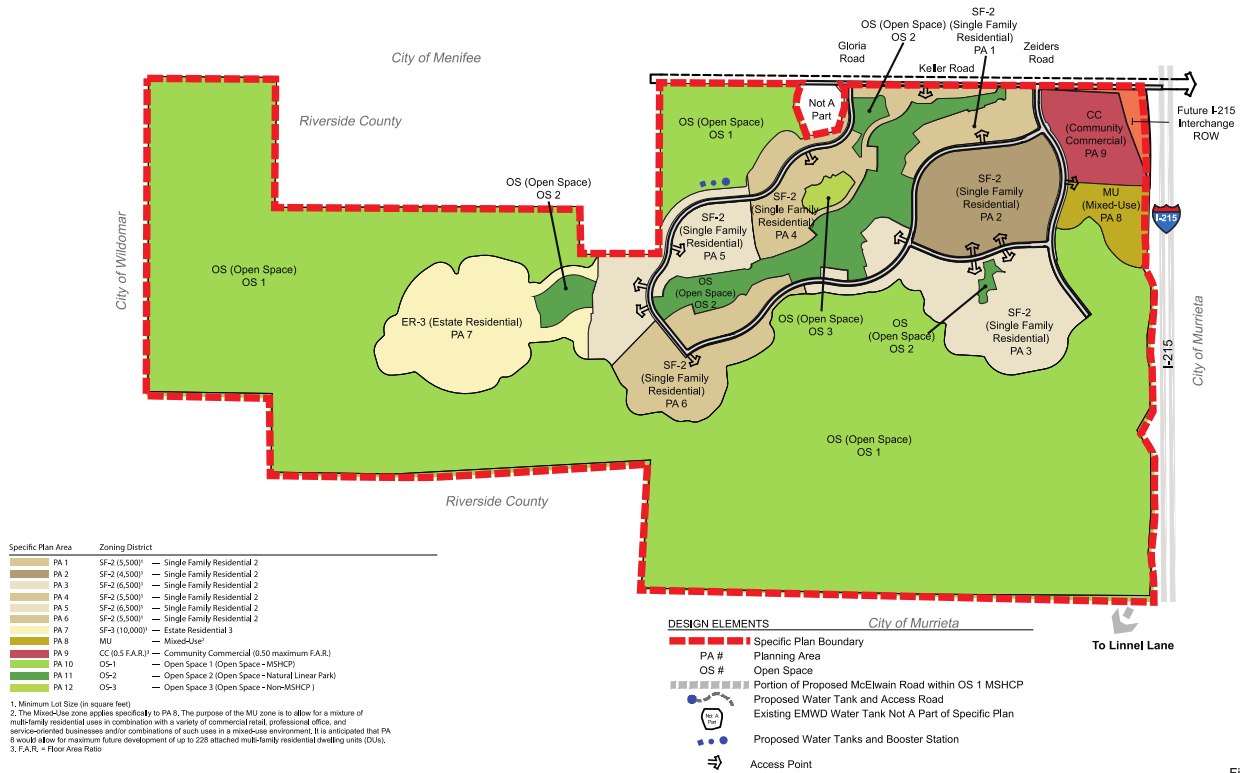


Figure 8-1
MURRIETA HILLS PROPOSED ZONING

ANALYSIS:

A summary of points raised during the Draft Environmental Impact Report (DEIR) Public Review Process and through testimony at the Planning Commission public hearing (see Attachments 3, 5, and 5.a.) is as follows:

Open Space/Trails

The majority of the comment letters received, and testimony at the Planning Commission discussed the ongoing unauthorized use and access to the unpermitted trails (hiking and biking) that traverse the Project site. As background, the Project site is private property and has never been designated as public open space on either the Riverside County or the City of Murrieta General Plans. While some of the commenters correctly acknowledged that the existing trails are not authorized and are an unauthorized and illegal use of the Project site, there does not appear to be widespread general knowledge or acknowledgement of the fact that these trails are not publicly owned, and are not publicly dedicated, authorized or even legal trails. While the City understands the commenters' desire to enjoy outdoor recreational activities, the trails at issue here are unauthorized and located on privately-owned land. The property owner has made multiple attempts to prevent access to, or use of the unauthorized trails by placing a gate at the end of Scenic View Drive, using k-rails and other barriers to limit site access, and by installing multiple "No Trespassing" signage around the property. Unfortunately, these attempts to deter usage have been ignored, circumvented and in some instances vandalized and destroyed.



The Project, as planned, will not result in the loss of lawful publicly dedicated open space, trails and recreation areas. Alternate authorized and legal opportunities for the use of public trails and recreation areas are available throughout Southwestern Riverside County and greater Riverside County in general. Moreover, according to the City of Murrieta's General Plan Recreation and Open Space Element, there are 15 multi-use trails in the City which provide opportunities to walk and ride through parkland and open space and are open to horses, bikes, and pedestrians. See Exhibit 5-4: Trails and Bikeways of the City's General Plan Circulation Element¹ for the locations of these trails.

The MHSP provides both active and passive open space and recreational opportunities and HOA maintained active and passive recreational opportunities for Project residents. Additionally, the Project includes the dedication of approximately 615 acres of passive open space and wildlife habitat which represents roughly two-thirds of the total Project site. The passive open space will be transferred, in fee title, to the RCA for protection and preservation, in perpetuity, as natural open space.

As stated in the DEIR, any future access or recreational uses of the RCA's open space would only be allowed at the discretion of the RCA. Any future uses of the RCA open space must be in conformance and compliance with the MSHCP Section 7: Covered Activities/Allowable Uses, Guidelines for Public Access and Recreation in the MSHCP Conservation Area. MSHCP Section 7.4.2 states that excessive or uncontrolled access within the MSHCP Conservation Area can result in habitat degradation and disruption of breeding and other critical wildlife functions at certain times of the year. In order to provide sufficient protection for natural and biological resources within the MSHCP Conservation Area, policies and guidelines have been developed to regulate the covered public access activities described in MSHCP Section 7.4.2: Conditionally Compatible Uses, which are stated below:

- Whenever possible, trail alignments in the MSHCP Conservation Area will use existing dirt roads;
- Trails will be kept along the edges of large sensitive areas of habitat such as meadows and riparian areas;
- The type, width, and intensity of trail uses will be consistent with protection of the resources being traversed;
- When determined to be appropriate, trails will be constructed to avoid any prominent features or viewpoints that are likely to attract hikers in order to prevent off-trail access and extensive trampling of adjacent habitat by hikers;
- Water breaks will be installed on steep trails to prevent accelerated runoff and erosion; and
- Dog-friendly trails will be located in areas of relatively low habitat value or edges.

As stated previously, provisions for a staging area have been included as a requirement in PA9, the commercial planning area.

Fire Hazards

A Fire Protection Technical Report (FPTR) was prepared for the Murrieta Hills Project. The FPTR details measures for fire protection, which meet or exceed the most recent Murrieta Fire Code or provide mitigation measures that result in the same practical effect. The Project will be required to meet the applicable codes that are in place at the time of construction, unless they are less restrictive than those identified in the FPTR. This FPTR also identifies the fire risk associated with the Project's planned land uses, and identifies requirements for fuel modification, building design and construction and other pertinent development infrastructure criteria for fire protection. The primary focus of the FPTR is to provide an implementable framework for suitable protection of the planned structures and the people living in and utilizing them. Tasks completed in the preparation of the FPTR included data review, code review, site fire risk analysis, land use plan review, fire behavior modeling, and site-specific recommendations.

The structures in the Proposed Project will be built using ignition resistant materials per the most recent



City Fire and Building Codes (Chapter 7A – focusing on structure ignition resistance from flame impingement and flying embers in areas designated high fire hazard areas) which are the amended California Fire and Building Codes. These features will be complemented by improved water availability, capacity and delivery system; multiple fire department and resident ingress/egress roads; monitored defensible space/fuel modification; interior automatic fire sprinkler systems in all structures, monitored interior sprinklers in applicable structures; and other fire safety measures that will provide properly equipped and maintained structures with a high level of fire ignition resistance. Commercial areas will be required to implement the latest fire and building codes specifically addressing the unique demands of large commercial structures.

The site fire risk analysis concluded that wildfire has occurred and will likely occur near the Project site again. However, the Project will include ignition resistive landscapes and structures and firefighters will have needed defensible space and access with implementation of specified measures. Based on modeling and analysis of the Project site to assess its unique fire risk and fire behavior, it was determined that the California and Murrieta standard of 100-foot-wide fuel modification zones (FMZs) would be suitable to protect this proposed Project from the anticipated wildfire that may burn in the fuels adjacent to the developed areas. However, as a requirement exceeding measure, the FMZs will be extended an additional 50 feet, for 150 feet total on the Project's perimeter, providing even greater setback and defensible space that is from 3½ to 6 times the modeled wildfire flame lengths, assisting firefighter protection of this community. In addition, perimeter lot rear yards will be considered part of the FMZ areas, providing another 20 feet, on average and increasing FMZs to 170 feet wide.

Furthermore, the Project Applicant will dedicate in fee title, approximately 4.7 acres on the southern boundary of the MHSP to the Greer Ranch HOA as a FMZ to protect the Greer Ranch community from wildfires.

Several commenters questioned the DEIR's conclusions on grounds that it does not provide sufficient evidence that the Project's fire-safety measures will adequately protect the Project and adjacent communities from wildfires. The comments imply that the Project will increase the risk of fire-ignition on and from the Project. Some of the comments received suggested that placing a new residential project in wildland-urban interface (WUI) will increase the risk of fire ignition.

In response to those concerns, Project proposes managed FMZs that will separate the homes from unmaintained fuel sources. The FMZs will be maintained by the HOA. Furthermore, all structures within the Project will be ignition resistant and include building construction techniques and architectural design features for building in high fire hazard areas as outlined in the FPTR.

With the exception of OS 1 that will be dedicated to the RCA, all landscaped areas will be managed and maintained to remove exotic fuels that may become established over time. The FPTR includes plant palette restrictions, which will be reviewed and approved for each lot by an HOA landscape committee, combined with HOA maintenance and annual 3rd party review/inspections of FMZ which will minimize the establishment and expansion of exotic plants, including grasses.

Based on the Murrieta Hills' fire protection features, which meet or exceed restrictive fire and building code requirements (DEIR Appendix 9.11), (DEIR MMs WH-1 through -10), the Project will not add to the local or regional fire risk, as concluded in the DEIR with its less than significant impact with mitigation incorporated. Murrieta Fire & Rescue has also drafted conditions of approval for TTM 35853 that are included (see Attachment R3.a.).

BIOLOGICAL RESOURCES

Several of the comments addressed on-site biological resources and the potential impact the Project would have on those resources. The 972-acre property is located within the MSHCP that was adopted by the



Riverside County Board of Supervisors on June 17, 2003 and the Incidental Take Permit issued by the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) on June 22, 2004. The MSHCP focuses on the conservation of 146 species and proposes the conservation and permanent preservation of approximately 500,000 acres. The overall goal of the MSHCP is to maintain the biological and ecological diversity within the Riverside County region and allow participating entities to issue take permits from the USFWS and CDFW.

The Project is located within Subunit 2, Lower Sedco Hills in the Sun City/Menifee Area Plan of the MSHCP. The Project site is within Cell Group C and specifically within cells 5252, 5253, 5254, 5255, 5355, 5356, 5357 and 5358. The project will also create an approximately 40-acre linear natural open space area within Cell Group C. The linear natural open space area is not part of the MSHCP conservation area. The approximately 615 acres represent approximately 63 percent of the Project site, which is within the target of 60 to 70 percent conservation for Cell Group C.

A Habitat Acquisition Negotiation Strategy (HANS) application was submitted to the RCA for Joint Project Review (JPR) on August 15, 2019. The RCA sent its JPR findings to the Project Applicant, Lead Agency, and Wildlife Agencies (USFWS and CDFW) on August 27, 2019, acknowledging that the Project is consistent with both the Criteria and Other Plan requirements. The Wildlife Agencies, who received the JPR on August 28, 2019, provided written comments within the 10 business day review period, which concluded on September 12, 2019. The Wildlife Agencies disagreed with the findings of the RCA's determination that the Project was consistent with the MSHCP and opined that the Project should be redesigned to achieve consistency with the MSHCP by increasing the width of Linkage 8 and moving the proposed residential units to areas northwest of the project site, that are not under the ownership of the Project applicant. Under the revised specific plan, the width of Linkage 8 has been increased as requested by the Wildlife Agencies.

The City, as Lead Agency, and the RCA reviewed and considered the comments provided by the Wildlife Agencies and concluded that the Project as proposed is consistent with the MSHCP. Nonetheless, in a subsequent meeting with the Agencies, PA 3 was revised to eliminate an additional 13 residential lots and 1 park lot, which equates to the addition of 6.44 acres of open space and serves to further widen the corridor. In addition, a bridge was incorporated into the design of McElwain to facilitate wildlife crossings.

Additionally, the Project's Determination of Biologically Equivalent or Superior Preservation (DBESP) Report was submitted and approved by the RCA on August 27, 2019. The Wildlife Agencies submitted comments on the DBESP on October 28, 2019 and again disagreed with the conclusions of the RCA and the City. In response to the Wildlife Agencies comments, additional clarification was added to mitigation measures 2, 4 and 7 (see Attachment 5.d.).

The DEIR concluded that no significant unavoidable biological resources impacts have been identified for either the construction or the operation phases of the Project nor will there be any significant cumulative biological resources impacts (see Attachment R3.a.). At the time of the writing of this staff report, the City, RCA and the Wildlife Agencies are still in discussion and additional conditions of approval may be applicable.

CULTURAL RESOURCES

Previous cultural resource investigations within the Project area began in 1973 with the discovery of several sites within the Project boundaries. Subsequent studies in 1992 recorded several sites within the project area. In 2006 a study found that 80 cultural resource studies had been conducted within a one-mile radius of the Murrieta Hills boundaries. Those studies concluded that there were 10 cultural resources within the MHSP project boundaries.

A Phase 1 investigation of the Project site was conducted in 2014 and found 11 new archaeological sites and major revisions to the boundaries of many of the previously recorded sites. Six of the new sites are



located within the MHSPA, but outside of the development footprint and will not be impacted by the development. The Phase 1 Report identified 12 archaeological sites that warranted further testing and significance evaluation.

A Phase 2 Cultural Resource Report was conducted in 2015 and evaluated the 12 archaeological sites identified above and included surface collection and mapping. Approximately 428 shovel test pits and approximately 23 test excavation units were conducted within the Project site. Additionally, five trenches were excavated on the site.

SB 18 consultation with the Pechanga Tribe initially began in 2007 and has been on going through preparation of this Agenda Report. From November 2007 thru February 2020, approximately 38 meetings and phone calls were held between the City, the archaeological consultants, and the Tribe. Representatives from The Tribe were present during the 2014 initial site visit and were actively involved with the archaeological consultants during the Phase 2 investigation.

Subsequent to the Phase I and Phase 2 Reports, the specific plan land use plan was redesigned to avoid or minimize, to the extent feasible, impacts to sensitive cultural resources.

Furthermore, a Tribal Cultural Properties Report was prepared for this project and concluded that the project would not have a significant impact to historical or cultural resources with the incorporation of project design features and mitigation measures.

As stated previously, numerous meetings have occurred with the Pechanga Tribe subsequent to the Planning Commission public hearing. Based upon those additional consultations between Pechanga and the City of Murrieta since that hearing, the Specific Plan and the MMRP have been further revised to protect cultural resources.

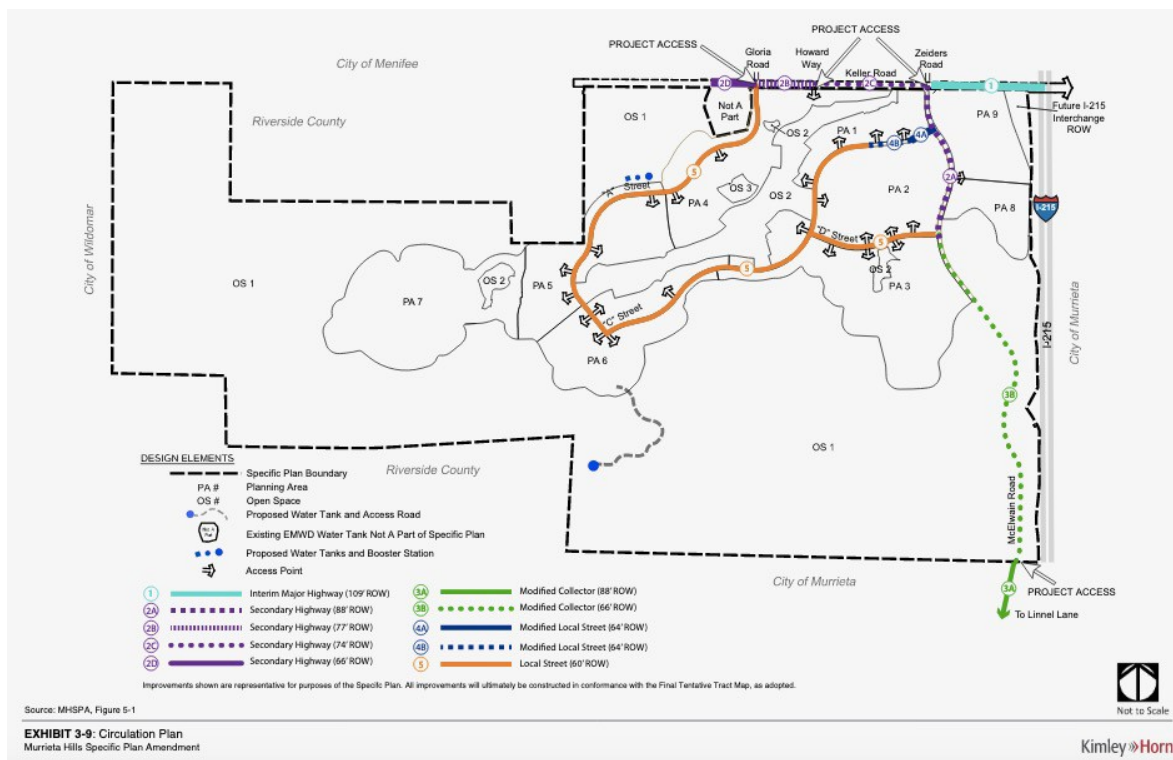
Transportation

A Traffic Impact Analysis (TIA) was prepared for the MHSPA in November 2018. As stated previously, access to the site would be provided by Keller Road, Zeiders Road, and McElwain Road. I-215 provides regional access to the site. A new interchange is planned at I-215 and Keller Road, however the future interchange is not a part of the Murrieta Hills Project.

The TIA identified the existing conditions of 24 study intersections within the study area. Of the 24 study intersections 21 are operating at Level of Service (LOS) D or better and three are operating below LOS D and include Intersection 2, Murrieta Road/Scott Road, Intersection 3, Haun Road-Zeiders Road/Scott Road and Intersection 6, Antelope Road/Scott Road.

Eleven of the fifteen roadway segments are operating at LOS C or better, however, 4 roadway segments are operating at LOS D or less and are: Segment 11 - Antelope Road from Mapleton Avenue to Keller Road (LOS E); Segment 12 - Scott Road from Howard Way to Haun Road/Zeiders Road (LOS F); Segment 13 - Scott Road from Haun Road/Zeiders Road to I-215 SB Ramps (LOS F); and Segment 14 - Scott Road from I-215 NB Ramps to Antelope Road (LOS F).

The TIA identifies mitigation measures that are required to mitigate all Project and cumulative impacts to less than significant levels. The Project will either construct or pay a fair share of all improvements within the City of Murrieta to fully mitigate Project impacts as specified in the mitigation measures. However, even with the Project Applicant's fair share contribution to implement the identified mitigation measures, timing for full funding and construction of the contemplated improvements in other jurisdictions (the cities of Wildomar and Menifee and Caltrans for the I-215 interchange improvements) is not certain or guaranteed. The EIR deems this a potentially unavoidable significant impact and has prepared a statement of overriding finding for this impact (see Attachments 6 and 6.a.). A copy of the Project circulation plan is illustrated on the next page:



According to the TIA and a subsequent analysis prepared by Michael Baker in August 2019, phase 1 of the Murrieta Hills project can be constructed without any new or alternative mitigation measures in the event the Keller Road /I-215 Interchange is not constructed.

Hydrology

A preliminary drainage study and a Storm Water Quality Management Plan (WQMP) have been prepared for the Project. As stated previously, the Project site is vacant and slopes towards the northeast. Under pre and post development conditions, most of the storm runoff would be conveyed to an underground culvert that crosses Keller Road, just west of Zeiders Road within the City of Menifee. This culvert outlets into a small natural drainage that continues in a northeasterly direction towards I-215 and is conveyed under I-215 through culverts that are approximately 300 feet and 2,500 feet north of Keller Road. After the flow crosses I-215 it is conveyed either east towards the Kaiser Medical Center or northerly in a series of drainage facilities that ultimately enter Salt Creek. The flow towards Kaiser is ultimately conveyed easterly along or south of Keller Road. The drainage plan for the Project includes a series of bio-retention basins for treatment. According to FEMA maps, the Project site is not located within a flood plain or floodway.

McElwain Road

McElwain Road currently exists as a 3-lane road that terminates at Linnel Lane. As part of the Murrieta Hills Project, McElwain Road will be extended southerly from Keller Road to connect at Linnel Lane as a 3-lane modified collector as shown below. The connection of McElwain Road to Linnel Lane is critical to provide secondary and emergency access to the Project and the overall area as shown on the exhibit below.



ENVIRONMENTAL DETERMINATION

An EIR was prepared for the Murrieta Hills Project and was circulated for a 45- day public review and comment period from May 8, 2020 to June 22, 2020. Pursuant to the California Governor's Executive Order N-54-20 an electronic PDF of the DEIR was available for download on the City website. Additionally, signs were posted on the property and a legal advertisement was placed in the Press Enterprise newspaper stating where the DEIR was available for download and the dates of the public review comment period. The MHSPA EIR evaluated potential environmental impacts resulting from the amendment and replacement of the original Murrieta Hills Specific Plan No. SPM-4, including any required off-site improvements, and annexation of the property into the City. The MHSPA EIR superseded the 1995 MHSP EIR and established new requirements and guidelines for the development of the master planned community. The MHSPA EIR focused on the following potential significant environmental issues (significant unavoidable impacts are noted in ***bold/italics***):

- ***Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Public Services and Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; Wildfire***

A copy of the Draft EIR is attached to the staff report as Attachment No. 3. A total of 35 comments were received during the 45-day public review period and 4 comments were received after the comment period closed. Those who commented along with the date received and the numbered response to each comment is provided in the Table below.

Wildlife Agencies		
W-1	United States Fish and Wildlife Service/California Department of Fish and Wildlife; Jenness McBride, Acting Assistant Field Supervisor and Scott Wilson, Environmental Program Manager	June 22, 2020
State		



S1	Office of Planning and Research, State Clearinghouse Meng Heu, CEQA Analyst	June 24, 2020
Local		
L1	City of Menifee Cheryl Kitzerow, AICP, Community Development Director and Jonathan Smith, City Engineer/Director of Public Works	June 22, 2020
L2	Riverside County Flood Control and Water Conservation District Deborah De Chambeau, Engineering Project Manager	June 2, 2020
Organizations		
O1	California Mountain Biking Coalition Susie Murphy, Secretary	June 22, 2020
O2	Center for Biological Diversity Peter Broderick, Staff Attorney	June 22, 2020
O3	Endangered Habitats League Dan Silver, Executive Director	May 14, 2020
O4	Open Space and Trails Preservation for Murrieta Todd Downing	June 22, 2020
O5	San Diego Mountain Biking Association Susie Murphy, Executive Director	June 22, 2020
O6	Sierra Club Pam Nelson, Chair	June 17, 2020

Tribal Comments		
T 1	Pechanga Indian Reservation, Temecula Band of Luiseño Mission Indians Michele Fahley, Deputy General Counsel	June 22, 2020
T 2	Rincon Band of Luiseño Indians Cheryl Madrigal, Tribal Historic Preservation Officer and Cultural Resources Manager	May 26, 2020
General Public		
G 1	Bryce Bishop	June 22, 2020
G 2	Jose Cavazos	May 14, 2020
G 3	Sheila Curtis	May 19, 2020
G 4	Josh Eaton	June 22, 2020
G 5	Kylan Everett	June 22, 2020
G 6	Dennis Fitzpatrick	June 17, 2020
G 7	Jay Glassman	June 2, 2020
G 8	Alison Harmon	June 9, 2020
G 9	Paul Herold	June 5, 2020
G 10	Tasha Johns	May 19, 2020
G 11	Paul Jones	June 22, 2020
G 12	Tim Karnes	June 17, 2020
G 13	John Knight	May 13, 2020
G 14	Jeffrey Lanuzo	June 22, 2020
G 15	Cory Lesovsky	May 22, 2020
G 16	Robert MacKay	June 11, 2020
G 17	Brenna Mayo	May 26, 2020
G 18	Susie Murphy	June 22, 2020
G 19	Vanessa Nguyen	May 21, 2020
G 20	Todd Niebauer	June 22, 2020
G 21	Mike Pollastro	May 22, 2020
G 22	Dalton Rasmussen	May 22, 2020
G 23	venividivib18@gmail.com	May 23, 2020
Late Comments (received after June 22, 2020)		
LATE 1	Inland Valley Mountain Bike Association, Tom Jones	June 23, 2020
LATE 2	Michael Shirley	June 23, 2020
LATE 3	James Church	July 16, 2020
LATE 4	Travis John	July 19, 2020

A copy of the comments received on the DEIR are included in the Final Environmental Impact Report (FEIR) and can be found in Attachment No. 5 to the staff report. As a result of the comments received, minor modifications to the Draft EIR (DEIR) and mitigation measures have been made which do not substantially affect the EIR or proposed mitigation measures and do not warrant recirculation of the environmental impact report. These modifications are included in the Errata to the DEIR which is



included in the FEIR in Attachment No. 5.b. None of the corrections or additions constitutes significant new information or substantial project changes requiring recirculation of the EIR, as defined by Section 15088.5 of the CEQA Guidelines.

Staff along with the DEIR consultant have prepared responses to the comments received. The Responses to Comments are located in the FEIR, which is Attachment No. 5 to the Staff Report. Also included in Attachment No. 5.d. is the Mitigation Monitoring & Reporting Program (MMRP) for the Project.

As noted above, the DEIR determined that the Murrieta Hills Project will result in 5 significant unavoidable significant impacts including: aesthetics, air quality, greenhouse gas emissions, noise and transportation. Findings of Fact and a Statement of Overriding Considerations have been prepared and are included in Attachment No. 6.

It is recommended that the City Council certify that the FEIR has been (1) prepared in compliance with CEQA; (2) the FEIR was presented to the Planning Commission and the Planning Commission reviewed and considered the information in the FEIR prior to recommending that the City Council approve the project, including a determination that the FEIR contains mitigation measures that mitigate a majority of the environmental impacts to a level of less than significant; (3) for items not mitigated and therefore would potentially cause significant impacts, a Statement of Overriding Consideration has been prepared determining the project benefits outweigh the potential impacts, and (4) the FEIR reflects the City of Murrieta's independent judgment and analysis.

Public Input/Community Outreach

A scoping meeting was held on April 9, 2014 at Murrieta City Hall to obtain comments from the public and agencies regarding the scope of the environmental document. On July 26, 2019 a meeting was held between Loma Linda University Health (LLUH) and the Project Applicant to discuss the proposed Project and receive input from LLUH concerning any issues with the Murrieta Hills Project. On August 22, 2019 a letter was distributed to 250 Greer Ranch residents describing the Murrieta Hills Project and asking for questions and input from Greer Ranch residents. On September 13, 2019 a meeting was held between the Project Applicant and representatives of Kaiser Permanente. On October 12, 2019, a meeting between approximately 100 Greer Ranch residents and the Project Applicant took place and on July 3, 2020, a direct mail piece was distributed to 10,943 Murrieta residents that included a tear off card for supporters to return (see Attachment No. 9). On September 18, 2020 a follow up meeting was held with the Project Applicant and Kaiser staff and on November 6, 2020 a follow up meeting was held with LLUH and the Project Applicant. The purpose of those meetings was to advise Kaiser and LLUH of the project status and to determine if either entity had additional questions or concerns with the proposed project.

NOTICING

The City Council public hearing notice for the proposal was noticed in compliance with Section 16.76 of the Murrieta Development Code. The City posted two signs on the project site, mailed notices to all property owners within a half-mile radius of the Project and advertised in the newspaper a minimum of 10 days prior to the hearing.



Conclusion

Staff and the Planning Commission recommend that the City Council approve the Murrieta Hills Project based on the following findings:

1. The Draft Environmental Impact Report was prepared in compliance with the requirements of CEQA;
2. The Statement of Overriding Consideration (see Attachments 6 and 6.a.) adequately identifies the project's significant impacts (aesthetics, air quality, greenhouse gas emissions, noise and transportation) that could not be feasibly mitigated to a level of less than significant and has determined that the benefits of the project outweigh the unavoidable significant environmental impacts;
3. The Development Agreement allows for the orderly development of the Murrieta Hills Specific Plan and are in the best interests of the City of Murrieta;
4. Upon annexation to the City, the Amendment to the Murrieta Hills Specific Plan will be in conformance with the City's General Plan and will be compatible with future uses planned for the area in the vicinity of the project site;
5. The proposed extension of McElwain Road from Keller Road to Linnel Lane will provide a critical circulation link for residents of the City of Murrieta and for emergency responders;
6. The Project provides for the dedication of right-of-way for the future Keller Road/I-215 interchange which will provide additional access to the site and surrounding area;
7. The proposed Project is being developed at an intensity consistent with the City's General Plan Land Use Element;
8. The project site is located in an area that the City has planned circulation improvements including the extension of McElwain Road and the construction of a new interchange at I-215 and Keller Road;
9. EMWD has planned utility system upgrades to serve future development in this area including both water and sewer line upgrades; and
10. None of the corrections or additions that have been made constitutes significant new information or substantial project changes requiring recirculation of the EIR, as defined by Section 15088.5 of the CEQA Guidelines.

FISCAL IMPACT

The fiscal impact to the City will result in revenue and expenditures for services and fees such as plan check, permits and development impact fees to be rendered by Building and Safety, Fire, Engineering and Community Services Departments and subsequent collection of property taxes from the developed properties. The collection of these revenues and expenditures are dependent on the timing of the completion of the proposed development.

ATTACHMENTS

City Council Ordinances and Resolutions identified as follows:

- O1 Development Agreement
- O2 Specific Plan Amendment
 - a. SPA Conditions of Approval
- O3 Change of Zone
 - a. Change of Zone Exhibit



R1 California Environmental Quality Act ("CEQA")
Resolution

R2 General Plan Amendment ("GPA") Resolution
a. GPA Resolution Exhibits

R3 Tract 35853 Resolution
a. TM Conditions of Approval

ATT No. 1 – Vicinity Map

ATT No. 2 – Updated Specific Plan Amendment link

ATT No. 3 - Draft Environmental Impact Report

ATT No. 4 - Development Agreement

ATT No. 5 - Final Environmental Impact Report link

a. Comment Letters and Responses – Refer to Final EIR section 2.0, beginning at page 2-1

b. Errata – Refer to Final EIR section 3.0, beginning at page 3-1

1. Revised Errata

c. Draft Notice of Determination

d. Mitigation Monitoring & Reporting Program (MMRP)

ATT No. 6 – Findings of Fact and Statement of Overriding Considerations

a. Revised Findings of Fact and Statement of Overriding Considerations

ATT No. 7 – Tract 35853; Sheets 1-15

ATT No. 8 – Revised Specific Plan land use map

ATT No. 9 – Planning Commission hearing staff report link from 05/12/21

ATT No. 10 – Planning Commission Resolutions (CEQA, GPA, DA, SPA, ZC, TM)